



**City of Santa Clara
PLANNING COMMISSION
Monday, May 14, 2007
6:00 P.M.
(Special Meeting Time and Date)
CITY COUNCIL CHAMBERS
SUMMARY ACTIONS**

Please refer to the Planning Commission Procedural Items coversheet
for information on all procedural matters.

REGULAR ITEMS - 6:00 P.M

1. PLEDGE OF ALLEGIANCE and INVOCATION

2. ROLL CALL

3. DISTRIBUTION OF AGENDA AND STAFF REPORTS

4. DECLARATION OF COMMISSION PROCEDURES

5. REQUESTS FOR WITHDRAWALS AND CONTINUANCES WITHOUT A HEARING
None

6. ITEMS FOR COUNCIL ACTION

The following items will be sent forward to the City Council following the conclusion of hearings and recommendations by the Planning Commission:

Agenda Item #9-12: Location: 90 N. Winchester Boulevard File No: CEQ2006-01032 DEIR
CEQ2006-01033 RDEIR; CEQ2007-01039: Final EIR (SCH#2003072093)
PLN2003-03744; PLN2003-03745; PLN2003-03958; PLN2006-05568; PLN2007-06295;
PLN2007-06327; PLN2007-06329

7. ORAL PETITIONS/ ANNOUNCEMENTS AND COMMUNICATIONS

Steve Hazel addressed the Commission and reminded them what he felt were their responsibilities.

8. CONSENT CALENDAR

The following items routine administrative and public hearing items were approved under the Consent Calendar unless otherwise noted.

Routine Items/Consent Calendar

**8.A. Planning Commission Minutes of April 25, 2007
Commission Action: Approved**

*****End of Consent Calendar*****

CONTINUED ITEMS (from PC meeting of April 25, 2007)

Agenda 9 – 12 will be heard together

9. File: **CEQ2006-01032/ CEQ2006-01033/CEQ2007-01039/SCH# 2003072093**
- Location: 90 North Winchester Boulevard, an approximately 17-acre site (former BAREC site), located on the west side of Winchester Boulevard, bordered by residences along Forest Avenue to the north, Dorcich Street to the south, and Henry Avenue to the west. Winchester Boulevard is located immediately east of the project site. Parcel is zoned A (Agricultural). APN 303-17-048 and 303-17-049
- Applicant/Owner: State of California Department of General Services
- Request: **Certification of the Final Environmental Impact Report** for the *Santa Clara Gardens Development Project* consisting of 110 single family homes, up to 165 affordable senior housing units, and a one acre public park
- Project Planner: Gloria Sciara, AICP, Interim Manager of Development Review
- Commission**
- Action:** **Adopted a Resolution to Certify the Final Environmental Impact Report and Statement of Overriding Considerations and Making Findings with Respect Thereto for the Approval of the Santa Clara Gardens Development Project; and Adopting of the Mitigation Monitoring Program for the project.**
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10. File: **PLN2003-03745**
- Location: 90 North Winchester Boulevard, an approximately 17-acre site, located on the west side of Winchester Boulevard, bordered by residences along Forest Avenue to the north, Dorcich Street to the south, and Henry Avenue to the west. Winchester Boulevard is located immediately east of the project site. Parcel is zoned A (Agricultural). APN 303-17-048, APN 303-17-049
- Applicant/Owner: State of California
- Request: Approval of a **General Plan Amendment #56** to change the current General Plan designation of the property from *Moderate Density Residential* (19-25 units per acre) to *Single Family Residential Attached* (9-18 units per acre) for 16 acres generally known as Parcel 2 and 3 on Tentative Parcel Map PLN2006-05568; and to *Public* for the one acre parcel known as Parcel 1 of the referenced map to allow for the development *Santa Clara Gardens Project* (PLN2003-03744) consisting of 110 single family homes, up to 165 affordable senior housing units, and a one acre public park
- Project Planner: Gloria Sciara, AICP, Interim Manager of Development Review
- Commission**
- Action:** **Adopted a Resolution recommending Approval of General Plan Amendment #56 and making findings with respect thereto in conjunction with the Santa Clara Gardens Development Project**

11. File: **PLN2007-06295**
Location: 90 North Winchester Boulevard (APN 303-17-048 and 049), an 11 acre parcel (known as Parcel 2 in Tentative Parcel Map application PLN2006-05568) within an approximately 17-acre site, located on the westside of Winchester Boulevard, bordered by residential properties along Forest Avenue to the north, Dorchich Street to the south, and Henry Avenue to the west. The Westfield/Valley Fair Shopping mall is located to the east of the project site on Winchester Boulevard.
Applicant: Summerhill Homes
Owner: State of California
Request: **Vesting Tentative Subdivision Map** to subdivide an 11-acre parcel into 110 individual lots and one common landscaped open space area identified as Lot A and the dedication of public streets to allow the construction 110 single family residences,
Project Planner: Gloria Sciara, AICP, Interim Manager of Development Review
Commission
Action: **Adopted a Resolution recommending Approval of General Plan Amendment #56 and making findings with respect thereto in conjunction with the Santa Clara Gardens Development Project**
12. Files: **PLN2003-03958, PLN2003-03744, PLN2007-06237** (Rezoning)s
PLN2007-06329 (DA)
Location: 90 North Winchester Boulevard (APN 303-17-048 and 049), an approximately 17-acre site, located on the westside of Winchester Boulevard, bordered by residences along Forest Avenue to the north, Dorchich Street to the south, and Henry Avenue to the west. Winchester Boulevard is located immediately east of the project site. The Westfield/Valley Fair Shopping Mall and Santana Row (a commercial shopping center) are located along Winchester Boulevard, in the City of San Jose.
Applicants: Santa Clara Methodist Retirement Foundation (senior housing developer), Charities Development (affordable housing developer) and Summerhill Homes (market-rate housing developer).
Owner: State of California
Request: **Rezone from A** (Agricultural) **to PD** [Planned Development (R3 – Moderate Density)] (PLN2003-03958) to allow up to 165 Senior Housing units on a 6-acre portion (Parcel 3 of Tentative Parcel Map PLN2006-05568) of the property, including a Density Bonus for parking reductions, covered parking, building heights and parking stall dimensions;
Rezone from A to PD [Planned Development (R3 – Low Density)] (PLN2003-03744) for the development of 110 new detached and attached single-family residential units on 10 acres with public and private streets;
Rezone from A to B (Public Park) (PLN2007-06237) allowing the dedication and development of a new one acre City Park (Parcel 1 of Tentative Parcel Map PLN2006-05568), and

Approval of a Development Agreement between the Summerhill Homes, the Department of General Services State of CA, City of Santa Clara, and the Redevelopment Agency for terms allowing implementation of the *Santa Clara Gardens Development Project; and Project*

Project Planner:

Gloria Sciara, AICP – Interim Current Planning Manager

Commission

Action:

Adopted a Resolution recommending Approval of General Plan Amendment #56 and making findings with respect thereto in conjunction with the Santa Clara Gardens Development Project

13. ADJOURNMENT – 7:43 p.m.

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